



ZONING COMMISSION

AGENDA

Wednesday, June 12, 2013
1000 Throckmorton St.
Council Chamber
2nd Floor – City Hall
Fort Worth, Texas 76102

COMMISSION MEMBERS:

Ann Zadeh, CD 1, Chair	<u>P</u>	Namon Hollis, CD 6	<u>A</u>
Charles Edmonds, Vice Chair, CD 4	<u>P</u>	Nick Genua, CD 7	<u>P</u>
Carlos Flores, CD 2	<u>P</u>	Wanda Conlin, CD 8	<u>P</u>
Robert West, CD 3	<u>P</u>	Gaye Reed, CD 9	<u>P</u>
Hugh Ferrell, CD 5	<u>P</u>		

I. WORK SESSION 9:00 AM Pre-Council Chamber

- | | |
|--|-------|
| A. Briefing: Previous Zoning Actions by City Council | Staff |
| B. Review: Today's Cases | Staff |

The Zoning Commission may recess for lunch and staff briefing at approximately 12:00 Noon in the Pre-Council Chamber and if a recess is taken will reconvene at approximately 1:00 P.M.

Discussions at lunch recess:

- | | |
|--|-------|
| 1) Code of Ethics and Amendment Review | |
| 2) Standing item: Report of Activities of the City Plan Commission | Legal |

II. PUBLIC HEARING 10:00 AM Council Chamber

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, JULY 9 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- | | |
|--|------------|
| A. Call to Order | Chair |
| B. Approval of May 8, 2013 Meeting Minutes | <u>8-0</u> |
| C. New Cases: | |

1. ZC-13-003	EMANUEL MILLEDGE	3300 Fite St.	1.01 ac.	CD 5	RECOMMENDED FOR DENIAL WITHOUT PREJUDICE 8-0
a.	Applicant/Agent: Emanuel Milledge				
b.	Request: <i>From:</i> "AG" Agricultural <i>To:</i> "PD/SU" Planned Development/Specific Use for outside storage; site plan waiver requested				
2. ZC-13-063	HAROLD JAMES HAMILTON	2002	Stalcup	Rd.	RECOMMENDED FOR
	0.09 ac.	CD 5			

<p>a. Applicant/Agent: Harold James Hamilton b. Request: <i>From:</i> "A-5" One-Family <i>To:</i> "E" Neighborhood Commercial</p>	<p>APPROVAL 8-0</p>
<p>3. ZC-13-072 RONALD REAVES 3551 Tarrant Main St. 0.77 ac. CD 5</p> <p>a. Applicant/Agent: Ronald Reaves b. Request: <i>From:</i> "AG" Agricultural <i>To:</i> PD/I Planned Development for "I" Light Industrial plus single family residence; site plan waiver requested</p>	<p>RECOMMENDED FOR APPROVAL 8-0</p>
<p>4. ZC-13-073 HUDSON SERVICES INC. 3010 Keller Hicks Rd. 0.5 ac. CD 7</p> <p>a. Applicant/Agent: Don Hudson b. Request: <i>From:</i> "MH" Manufactured Housing <i>To:</i> "E" Neighborhood Commercial</p>	<p>RECOMMENDED FOR APPROVAL 8-0</p>
<p>5. ZC-13-074 FRANCISCO MEDINA 1300 Harrington Ave. 0.20 ac. CD 2</p> <p>a. Applicant/Agent: Luis A. Galindo b. Request: <i>From:</i> "A-5" One-Family <i>To:</i> "ER" Neighborhood Commercial Restricted</p>	<p>RECOMMENDED FOR APPROVAL 7-0-1</p>
<p>6. ZC-13-075 SANDERS FAMILY PARTNERSHIP/ROYCE SANDERS 3912 Eules South Main St. 0.60 ac. CD 5</p> <p>a. Applicant/Agent: Billy Sanders b. Request: <i>From:</i> "AG" Agricultural <i>To:</i> "I" Light Industrial</p>	<p>RECOMMENDED FOR APPROVAL 8-0</p>
<p>7. ZC-13-077 INDUSTRIAL DEVELOPMENTS INTERNATIONAL/SPEEDWAY DISTRIBUTION CENTER OWNERS ASSOC. 16100 block Three Wide Drive 9.70 ac. CD 7</p> <p>a. Applicant/Agent: Goodwin and Marshall Inc. b. Request: <i>From:</i> Unzoned <i>To:</i> "I" Light Industrial c. This case is scheduled to be heard by the City Council July 16, 2013 at 10 am</p>	<p>RECOMMENDED FOR APPROVAL 8-0</p>
<p>8. ZC-13-078 BELL HELICOPTER TEXTRON INC. 800 block SH 10 E. Hurst 22.12 ac. CD 5</p> <p>a. Applicant/Agent: Hillary VonAhsen/Kimley Horn b. Request: <i>From:</i> "A-5" One-Family and "MU-1" Low Intensity Mixed Use <i>To:</i> "PD588" Planned Development/Specific Use including: day care center; government office facility; health services facility including doctor's office or medical clinic; electric power substation (SE); telecommunications antenna (SE); telecommunications tower (SE); utility transmission or distribution line; health or recreation club; restaurant, cafe or cafeteria; offices; convenience store; parking area or garage, commercial or auxiliary; assembly of pre-manufactured parts for helicopters; machine shops; manufacture of aluminum or metals; outdoor storage; paint mixing or spraying; sheet metal shop; warehouse or bulk storage; welding shop; galvanizing, sheet or structural shapes; manufacture of helicopters; manufacture of dies, cores, die-casting</p>	<p>RECOMMENDED FOR APPROVAL 8-0</p>

<p>molds; metal stamping, dyeing, shearing or punching; helistop landing area; executive offices and supporting operations for a corporate office; U.S. government personnel (customer); integrated systems installation; electrical wire assembly; helicopter modification & assembly; metal rotor blade manufacturing; painting operations; engineering research & development; unmanned vehicle assembly; government helicopter delivery; composite parts/blade manufacturing; material storage; tooling manufacturing; engineering process labs; flight simulators; satellite antenna (dish); residence for security purposes; site plan waiver requested</p>	
<p>9. ZC-13-079 CONTI RIDGMAR L.L.C. 2600 South Cherry Ln. 2.10 ac. CD 3</p> <p>a. Applicant/Agent: Kartavya (Kevin) Patel b. Request: <i>From:</i> "PD-930" Planned Development for all uses in "E" Neighborhood Commercial plus furniture upholstery, refinishing or resale; mini-warehouses; assembly of pre-manufactured parts, except for vehicles, trailers, airplanes or mobile homes; carpet and rug cleaning; food processing (no slaughtering); furniture or cabinet repair or construction; manufacture of artificial flowers, ornaments, awnings, tents, bags, brooms or brushes, buttons and novelties, canvass products, clothing, suits, coats or dresses for wholesale trade, plastics; monument/marble works, finishing and carving only and stone monument works; paper box manufacture; pattern shop; rubber stamping, shearing/punching; rubber stamp manufacture; sheet metal shop, warehouse or bulk storage; wholesale bakery, produce market or wholesale house; wholesale office or sample room; production, manufacture and wholesale retail sales of candy and other confections; multi-tenant warehouse distribution facility; and sewing, embroidery, screen printing, and all uses to be located inside the building and to include specialty crafting, forming, laminating and repair of acrylic sheets for aircraft windows; site plan waived <i>To:</i> PD/E Planned Development for all uses in "E" Neighborhood Commercial plus motel; site plan included</p>	<p>RECOMMENDED FOR APPROVAL 8-0</p>
<p>10. ZC-13-080 LARRY MARTIN 7833 Summer Creek Dr. 0.61 ac. CD 6</p> <p>a. Applicant/Agent: Dunaway Associates/Jason Williamson b. Request: <i>From:</i> "PD-246A" PD/E Planned Development for all uses in "E" Neighborhood Commercial with conditions and limited to day care use during the day only; site plan waived <i>To:</i> "PD-246" PD/E Planned Development for all uses in "E" Neighborhood Commercial except tattoo parlor and massage parlor; site plan included</p>	<p>RECOMMENDED FOR APPROVAL 8-0</p>
<p>11. ZC-13-081 SERVICE PLUS AUTOMOTIVE REPAIR AND MAINTENANCE LLC 3300 blk N. Tarrant Pkwy/8509 Old Denton Rd. 1.75 ac. CD 4</p> <p>a. Applicant/Agent: Peloton Land Solutions/Ike Chunn b. Request: <i>From:</i> "AG" Agricultural <i>To:</i> PD/E Planned Development for all uses in "E" Neighborhood Commercial plus minor auto repair, oil change, and emissions testing with no outside storage; site plan included</p>	<p>RECOMMENDED FOR APPROVAL 8-0</p>
<p>12. ZC-13-083 CITY OF FORT WORTH PLANNING AND DEVELOPMENT AX-10-007 Generally bounded by Ray White Rd, Chatsworth Ln., Corral Dr., Wall Price Keller & Broiles Ln. 78.31 ac.</p>	<p>RECOMMENDED FOR APPROVAL</p>

<p>CD 4, 7</p> <p>a. Applicant/Agent: City of Fort Worth</p> <p>b. Request: <i>From:</i> Unzoned <i>To:</i> "A-5" One-Family</p> <p>c. This case is scheduled to be heard by the City Council July 16, 2013 at 10 am</p>	<p>8-0</p>
<p>13. ZC-13-084 CAROLINE SCHRADER 5101 Helmick Ave. 0.14 ac. CD 3</p> <p>a. Applicant/Agent: Jackie Collins</p> <p>b. Request: <i>From:</i> "A-5" One-Family <i>To:</i> "PD/I" Planned Development for "I" Light Industrial for outdoor storage and parking only; site plan waiver requested</p>	<p>RECOMMENDED FOR 60 DAY CONTINUANCE UPON NEIGHBORHOOD'S REQUEST 8-0</p>

ADJOURNMENT: 11:35 AM

ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site is wheelchair accessible. Access to the building and special parking are available on the south side of City Hall off of Texas Street. Persons requiring special accommodations, sign interpretive services, Spanish translation, or large print may call 817-392-8028, FAX 817-392-7526, or call TDD 1-800-RELAY-TX at least 48 hours (2 days) prior to the meeting so that appropriate arrangements can be made.

ASISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible por silla de ruedas. Acceso al edificio y área de estacionamiento especial está disponible en el lado sur del Ayuntamiento por la Calle Texas. Personas que requieren acomodaciones especiales, servicios de interpretación al español u otro lenguaje, servicios de interpretación de lenguaje por señas, o letra grande pueden llamar 817-392-8028, o llamar TDD 1-800-RELAY-TX al menos 48 horas (2 días) antes de la reunión para que se puedan hacer arreglos apropiados.

Executive Session.

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.